

090.0

0002

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

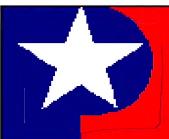
642,100 / 642,100

USE VALUE:

642,100 / 642,100

ASSESSED:

642,100 / 642,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		CRAWFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BISTA PRADEEP	
Owner 2: PANDEY KAMANA	
Owner 3:	
Street 1: 48 CRAWFORD ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: KANODE MILES R SR -
Owner 2: KANODE SHEILA M -
Street 1: 48 CRAWFORD ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .091 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1404 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 8 Ledge
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes
Code Fact PriceUnits Units Type Type Factor Value Price Adj Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code Value
101 One Family 3973 Sq. Ft. Site 0 70. 1.36 5 377,434 377,400

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3973.000	264,700		377,400	642,100		57645
							GIS Ref
							GIS Ref
							Insp Date
							11/07/18

PREVIOUS ASSESSMENT

Parcel ID	090.0-0002-0014.0	Date								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	264,700	0	3,973.	377,400	642,100		Year end	12/23/2021
2021	101	FV	255,700	0	3,973.	377,400	633,100		Year End Roll	12/10/2020
2020	101	FV	255,700	0	3,973.	377,400	633,100	633,100	Year End Roll	12/18/2019
2019	101	FV	206,900	0	3,973.	382,800	589,700	589,700	Year End Roll	1/3/2019
2018	101	FV	206,900	0	3,973.	285,800	492,700	492,700	Year End Roll	12/20/2017
2017	101	FV	206,900	0	3,973.	258,800	465,700	465,700	Year End Roll	1/3/2017
2016	101	FV	206,900	0	3,973.	248,000	454,900	454,900	Year End	1/4/2016
2015	101	FV	193,800	0	3,973.	210,300	404,100	404,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
KANODE MILES R	53303-116	7/30/2009	Sale Price V Tst Verif Notes
ROACH ARTHUR X-	22053-499	5/21/1992	416,000 No No Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/1/2019	584	Inter Fi	75,000	C					11/7/2018	MEAS&NOTICE	CC	Chris C
11/14/2017	1512	Re-Roof	6,400	C					1/5/2009	Measured	372	PATRIOT
4/26/2016	495	Alterati	10,000					convrt 2 bedrms to	2/29/2000	Inspected	276	PATRIOT

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
1/5/2009	Measured	372	PATRIOT
2/29/2000	Inspected	276	PATRIOT
1/21/2000	Mailer Sent		
1/21/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

